

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**BOARD OF ZONING ADJUSTMENT**



Application No. 12478, of the Fort Lincoln Senior Village No. 1, pursuant to Sub-section 8207.2 of the Zoning Regulations, for special exceptions under Section 5306 to allow roof structures and under Sub-section 7205.3 to allow open accessory parking spaces in front of a building for a proposed apartment and retail building in the C-2-B and R-5-C Districts at the premises 3001 Bladensburg Road, N.E., (Square 4325, Lot 21).

HEARING DATE: September 27, 1977

DECISION DATE: October 11, 1977

FINDINGS OF FACT:

1. The subject property is located at 3001 Bladensburg Road, N.E., and is part of the Fort Lincoln Urban Renewal Area.
2. The applicant has a permit to construct a ten story apartment and retail building for senior citizens.
3. The applicant has received a grant from the Department of Housing and Urban Development to provide solar energy panels to collect the rays of the sun and to convert those rays into stored energy to provide six per cent of the hot water heating for the highrise building.
4. The collector plates exceed four feet in height by nine inches, and under the Regulations they must therefore be in an enclosure which harmonizes with the main structure in architectural character, material and color.
5. The Zoning Administrator's office testified that the existing zoning code did not provide for the installation of solar energy facilities but that the office was in the process of developing an amendment to the regulations to allow for such structures on roofs. The office recommended that the variance from the height requirements and a special exception from the enclosure of the structure be granted.

6. Applicant also seeks permission to provide twelve open accessory parking spaces in the front yard of the building. In addition to the 188 residential units, the new building will provide facilities on the ground floor for a medical-dental office facility for the inhabitants, as well as a local convenience grocery store.

7. The parking spaces will be placed on the same lot as the structure. Applicant has established a combined parking lot that includes the parking of the previously constructed senior citizens building and the building to be constructed with a right-of-way to cross National Capital Housing Authority property so that the total parking area serves the two buildings and the commercial space.

8. The necessity for the exception is created by the fact that the building technically fronts on the Spine Road of Fort Lincoln, rather than Bladensburg Road which it actually faces. The parking spaces will actually be located behind the building as seen from Bladensburg Road.

9. The present site is the only shopping site for the whole Fort Lincoln New Town area at the present.

10. There was no opposition to the application.

CONCLUSIONS OF LAW:


The Board is of the opinion that the special exception from the enclosed roof structure requirements of the Zoning Regulations presents a unique situation, one to which the Zoning Office is now addressing itself. The solar collectors must be exposed directly to the sun to be functional and any kind of enclosure would completely interfere with the system and render it useless. The Board notes that a reasonable degree of architectural control has been exercised in the initial design of the collectors themselves. All equipment in the system which might be visibly offensive will be housed in the mechanical equipment room. The Board notes that if the collectors were nine inches lower, they would be permitted as a matter-of-right and would require no BZA action.

The Board concludes that the accessory parking will create no adverse impact on the neighborhood but rather it will service it. The Board concludes that this application in its entirety will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and Maps. It is therefore Ordered that the application is GRANTED.

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VOTE: 5-0 (William F. McIntosh, Charles R. Norris, Leonard L. McCants, John G. Parsons and Chloethiel Woodard Smith to GRANT).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:   
STEVEN E. SHER  
Executive Director

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: 15 NOV 1977